



**FARMERS  
BRANCH**

## **ORDINANCE NO. 3193**

**AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT WITH SPECIAL CONDITIONS FOR LIMITED OUTDOOR STORAGE ON AN 18.03± ACRE TRACT OF LAND OUT OF THE FRANCES MILLER SURVEY ABSTRACT NO. 926, CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS (COMMONLY KNOWN AS 1925 VALLEY VIEW) WHICH IS LOCATED IN PLANNED DEVELOPMENT NO. 88 (PD-88) AND DESCRIBED IN EXHIBIT "A," ATTACHED HERETO; PROVIDING FOR A SITE PLAN; GRANTING SPECIAL EXCEPTIONS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the laws of the State of Texas and the ordinances of the City of Farmers Branch, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:**

**SECTION 1.** The Comprehensive Zoning Ordinance and zoning map of the City of Farmers Branch, Texas, be amended by granting a Specific Use Permit for Limited Outdoor Display on an 18.03± acre tract of land out of the Frances Miller Survey, Abstract No. 926, City of Farmers Branch, Dallas County, Texas (commonly known as 925 Valley View), more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes ("the Property") and presently located in Planned Development No. 88 (PD-88).

**SECTION 2.** The development of the Property with outdoor storage in accordance with the specific use permit granted pursuant to Section 1, above, shall be subject to the following special conditions:



- A. The Property shall be developed and used only in accordance with the Site Plan attached as Exhibit "B," attached hereto, which is hereby approved.
- B. Outdoor storage shall only be permitted on the Property within the area shown on the Site Plan.
- C. The Property shall be developed in accordance with the Landscape Plan set forth in Exhibit "C," attached hereto, which is hereby approved. The landscaping set forth in Landscape Plan shall be planted not later than ninety (90) days after the effective date of this Ordinance.

**SECTION 3.** The following special exceptions with respect to the development regulations for PD-88 are hereby granted:

- A. Screening consisting of (1) a six foot (6.0') tall cyclone fence and (2) Eastern Red Cedars planted on not greater eight foot (8.0') centers and which are not less than eight foot (8.0') tall at time of planting and planted on the outside of the fence shall be permitted in lieu of a masonry screening walling at the locations shown on the Site Plan; and
- B. The greenhouse structures shown on the Site Plan shall not be required to comply with the minimum masonry requirements for exterior facades provided the greenhouses are constructed on the Property at the location shown on the Site Plan and are otherwise not visible from any public street.

**SECTION 4.** In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Farmers Branch and the provisions of this Ordinance as applicable to the use and development of the Property, the provisions of this Ordinance shall be controlling.

**SECTION 5.** Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

**SECTION 5.** An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

**SECTION 6.** Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense;

and each and every day such violation shall continue shall be deemed to constitute a separate offense.

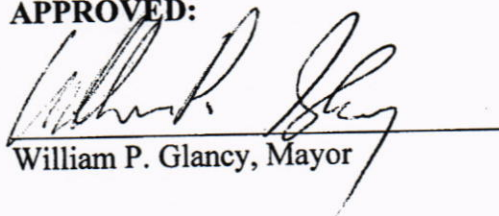
**SECTION 7.** This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH,  
TEXAS, ON THIS THE 17<sup>th</sup> DAY OF JULY 2012.**

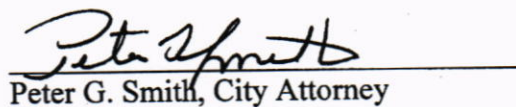
**ATTEST:**

  
Angela Kelly, City Secretary

**APPROVED:**

  
William P. Glancy, Mayor

**APPROVED AS TO FORM:**

  
Peter G. Smith, City Attorney



**Ordinance No. 3193**  
**Exhibit A**  
**Description of Property**

BEING a tract of land situated in the City of Farmers Branch, Dallas County, Texas, out of the Frances Miller Survey, Abstract No. 926, and being a part of the El Chico Addition, according to the plat thereof recorded in Volume 77180, Page 3067, Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found with plastic cap in the north right-of-way line of Valley View Lane (100 ft. right-of-way), at the most southerly corner of said El Chico Addition, said point also being the southeast corner of Lot 1, Block 1 of Dalho Truck Lease Addition, according to the plat thereof recorded in Volume 89007, Page 527, Deed Records, Dallas County, Texas;

THENCE, along the common line of said El Chico Addition and said Dalho Truck Lease Addition, North 01 degrees, 26 minutes, 30 seconds East, a distance of 581.28 feet to an "X" cut in concrete, found for corner;

THENCE, continuing along said common line, and along the north line of Lot 1, Block A, of Valley View Business Centre, according to the plat thereof recorded in Volume 2000092, Page 01977, Deed Records, Dallas County, Texas, South 87 degrees, 25 minutes, 19 seconds West, a distance of 828.30 feet to a 5/8 inch iron rod set with red plastic cap stamped "R.P.L.S. 5199", said point also being the most easterly southeast corner of a 45.83 acre tract conveyed to the City of Farmers Branch by Cause No. CC-70-491-C, Deed Records, Dallas County, Texas;

THENCE, along the common line of said El Chico Addition and said City of Farmers Branch tract, North 03 degrees, 51 minutes, 41 seconds West, a distance of 335.67 feet to a 1/2 inch iron rod found at the northwest corner of said El Chico Addition, and the northeast corner of said Farmers Branch tract, said point also being in the south line of the Farmers Branch-Carrollton Flood Control District channel right-of: way, Cause No. CC-76-9735-C, Deed Records, Dallas County, Texas;

THENCE, along the common line of said El Chico Addition and said Flood Control District channel, North 84 degrees, 58 minutes, 09 seconds East, a distance of 1187.46 feet to a 1/2 inch iron rod found at the northwest corner of a 4.4082 acre tract of land conveyed to the City of Farmers Branch by deed recorded in Volume 2001174 Page 02511, Deed Records, Dallas County, Texas;

THENCE, along the west line of said 4.4082 acre Farmers Branch tract, South 17 degrees, 12 minutes, 00 seconds East, a distance of 555.84 feet to a P.K. nail set in asphalt;

THENCE, along the south line of said 4.4082 acre tract, North 72 degrees, 48 minutes, 00 seconds East, a distance of 359.93 feet to a 1/2 inch iron rod found at the southeast corner of said 4.4082 acre tract, said point being in the west line of Alfred Circle, (30 ft. right-of-way dedication);

THENCE, along said west line of Alfred Circle, South 17 degrees, 12 minutes, 00 seconds East, a distance of 231.96 feet to a 5/8 inch iron rod set with red plastic cap stamped "R.P.L.S. 5199" at the southeast corner of said El Chico Addition, said point also being in the north line of Valley View Lane (100 ft, right-of-way);

THENCE, along said north line of Valley View Lane, along a non-tangent curve to the left through a central angle of 09 degrees, 52 minutes, 00 seconds, a radius of 1482.40 feet, an arc length of 255.27 feet, a chord bearing of South 73 degrees, 02 minutes, 00 seconds West, a chord distance of 254.96 feet to a 5/8 inch iron rod set with red plastic cap stamped "R.P.L.S. 5199";

THENCE, continuing along said north line of Valley View Lane, South 68 degrees, 06 minutes, 00 seconds West, a distance of 385.70 feet to a 5/8 inch iron rod set with red plastic cap stamped "R.P.L.S. 5199" at the beginning of a curve to the right;

THENCE, continuing along said north line of Valley View Lane, and along said curve to the right through a central angle of 03 degrees, 27 minutes, 20 seconds, a radius of 5697.58 feet, an arc length of 343.63 feet, a chord bearing of South 69 degrees, 49 minutes, 40 seconds West, a chord distance of 343.57 feet to the POINT OF BEGINNING and containing 785,438 square feet or 18.0312 acres of land, more or less.

---



## Site Plan



[illegible]



51  
METROPLEX  
GARDEN DESIGN

